

Wembdon Parish Council

Cokerhurst Farm planning application 51/19/00003 Addendum to existing WPC objection

This application does nothing to promote continuous and safe pedestrian and cycle routes along Quantock Road which follow desire lines (see Development Design Principles):

- The plans show at the Western end of the development a proposed footway / cycleway connection to the existing footway alongside the northern side of Quantock Road, but this is not continued eastwards beyond the proposed western access junction. It is unrealistic to expect pedestrians and cyclists to either cross Quantock Road after that junction, or to divert uphill through the proposed development if they wish to continue towards Newtown and Victoria.
- At the eastern end of the development, a footpath along the eastern side of the access road is shown alongside Quantock Road for a short distance, to join up with the existing PROW which runs along the eastern boundary of the site. Users of the proposed new path are expected to cross the busy A39 by means of an uncontrolled crossing in order to continue towards Newtown and Victoria, which is again unrealistic. There is also no specific provision for cyclists at this point.

In order to abide by the principles of the DDPD, there needs to be a shared footway / cycleway alongside Quantock Road or, preferably, for increased safety, within the green wedge along the southern boundary of the whole of the site, joining up with the existing PROW.

The continuation of the route along the North side of Quantock Road should be by a shared footway / cycleway as far as the Whitegates Roundabout, secured by a s106 agreement. There is room for this between the existing carriageway and the boundaries of the existing properties. At the roundabout it would meet up with existing pedestrian and cycle paths.

These two proposals meet the requirement for promoting a high quality continuous and safe route along Quantock Road, and of integration with existing developments and the wider area.

The proposed development fails to integrate with existing developments through provision of footpaths and cycleways, as required by SLP policy D2 and the DDPD:

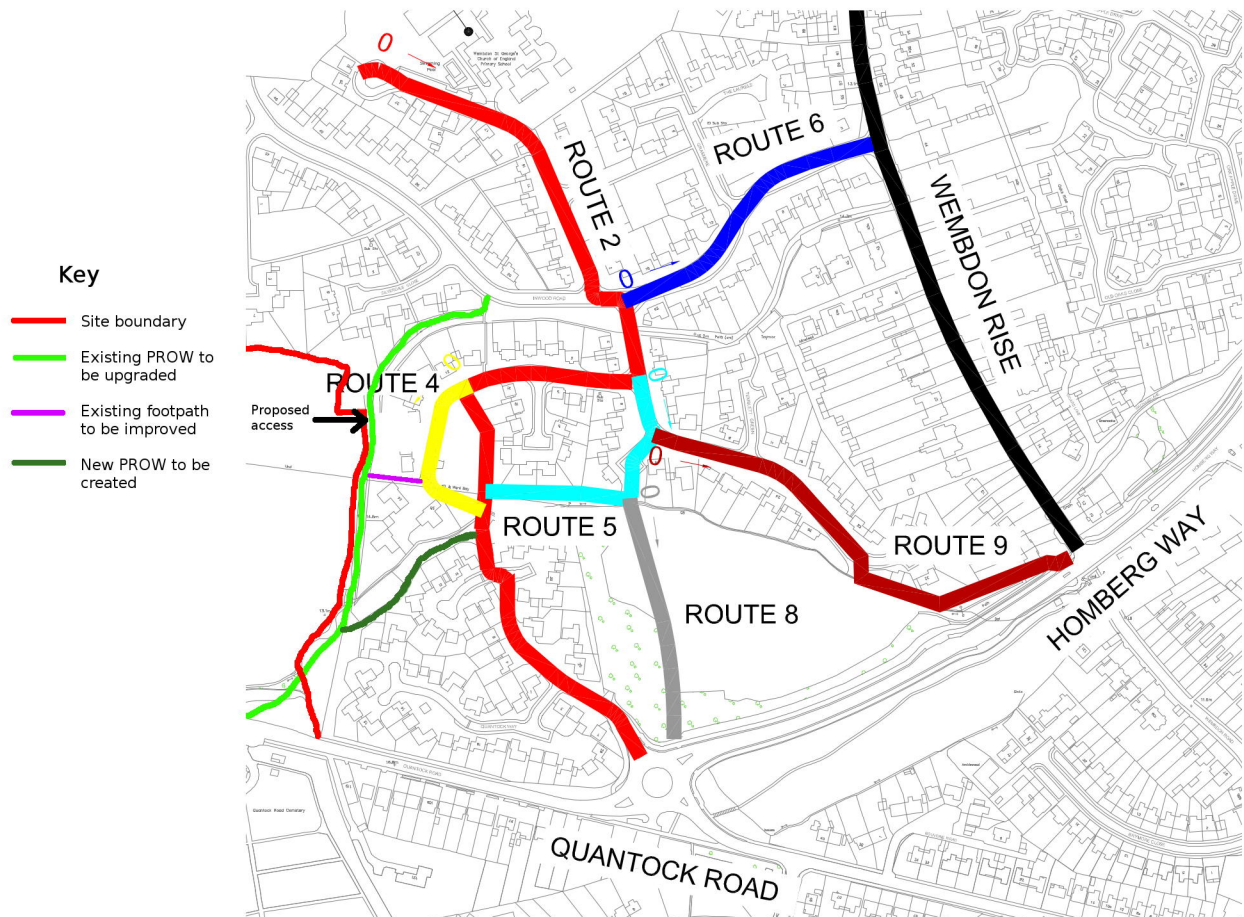
- The plans show a proposed footway / cycleway link to Wembdon Hill, which will be built as part of the initial proposal. However, this will be isolated and unusable until the outline section of the development is built, as will be the proposed link to Inwood Road. The Wembdon Hill link will in any event not be an attractive route for residents of the proposed development, since it emerges to the west of Wembdon, on a road with no pavement, and offers a very long route to Wembdon Village. It does, though, provide a link to the new cycle route to Cannington, via the not-particularly-safe Sandford Hill.
- The plans show a proposed link to the existing PROW which runs along the eastern boundary of the site. There is no indication on the Layout Plan (SE) whether this would be a footway only, or a shared footway / cycleway, but the Hybrid Parameter Plan – Land Use and Access shows it as a proposed footpath link.

In order to comply with SLP Policy D2 and the DDPD p26, this needs to be a shared footway / cycleway, and the existing PROW should be enhanced to a shared footway / cycleway by means of a s106 agreement.

Somerset County Council (SCC) have prepared a plan showing proposed improvements to existing cycle routes as well as proposed new routes. This plan is referenced in para 7.12 of Appendix 10.2

of the Environmental Statement in the current application, with the plan included as Appendix F of that statement, and a section of it reproduced below (with additional annotations).

Although para 7.12 refers to contributing to those enhancements through a s106 agreement, the SCC routes are not adjacent to the site, and this planning application contains no proposal to integrate with any of those routes on the Eastern side, which is the direction most of the residents would be likely to use.



In order to integrate with the existing network, a new footway / cycleway should also be created, past the rear of the houses in Quantock Meadow (see plan). This would have the added advantage of providing alternative safe routes from the proposed development to Whitegates Roundabout and the Wembdon Rise / Homberg Way junction. There is also a short existing footpath (indicated on the plan) which would benefit from improvement. Both of these improvements should be provided by a s106 agreement.